



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2200562
Applicant Name : Gary Hall
Address of Proposal: 2553 21st Avenue W

SUMMARY OF PROPOSED ACTION

Master Use Permit to establish use for construction of a two-story 5605 square foot warehouse building to include a 692 square foot caretaker's unit in an environmentally critical area. Project includes 856 cubic yards of grading and parking for three vehicles (one surface parking space and two within the structure).

The following approval is required:

SEPA - Environmental Determination - Chapter 25.05, Seattle Municipal Code

SEPA DETERMINATION: ☐ Exempt ☐ DNS ☐ MDNS ☐ EIS

☒ DNS with conditions

☐ DNS involving non-exempt grading or demolition, or
involving another agency with jurisdiction.

BACKGROUND DATA

Site and Vicinity Description

The proposal site is located in an IG1 zone (C1-40) on the east side of Magnolia Hill in the north Interbay area. The site is rectangular shape, with street frontage along 21st Avenue W and W Halladay Street, the latter of which is unimproved. The topography of the site slopes sharply from east to west, the front third of the site being mapped a steep slope as well as liquefaction-prone Environmentally Critical Areas (ECAs). The entire site is designated as landslide prone as well. Zoning adjacent to the east and south of the site is the same as the subject property, IG1. Properties to the north and west are zoned L3. These residential zones are fully developed with large multifamily apartment buildings. The industrial zone, by contrast, is largely undeveloped.

Proposal

The applicant proposes a two-story building with a small caretaker's quarters. Parking for three vehicles is proposed, one in each of two warehouse spaces, and one at grade for the caretaker's unit.

Public Comment

The public comment period for the proposed project ended on 23 April, 2003. There were no comment letters.

ANALYSIS - SEPA

The applicant has filed a SEPA Checklist dated 25 March 2003 and a geotechnical report prepared by Geotech Consultants dated 5 April 2000. The information in the checklist, the geotechnical analysis, supplemental information in the project file, and the experience of the lead agency with the review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, certain neighborhood plans and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority. The Overview Policy states, in part, *"Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation,"* subject to some limitations. Under such limitations or circumstances (SMC 25.05.665D) mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate. Short-term and long-term adverse impacts are anticipated from the proposal.

Short-term Impacts

The following temporary or construction-related impacts are expected: 1) temporary soil erosion; 2) decreased air quality due to increased dust and other suspended air particulates during excavation and construction; 3) increased noise and vibration from construction operations and equipment; 4) increased traffic and parking demand from construction personnel; 5) blockage of streets by construction vehicles/activities; 6) conflict with normal pedestrian movement adjacent to the site; and 7) consumption of renewable and non-renewable resources. These impacts are not considered significant because they

are temporary and/or minor in scope (Section 25.05.794, SMC). Although not significant, the impacts are adverse and certain mitigation measures are appropriate as specified below.

City codes and/or ordinances apply to the proposal and will provide mitigation for some of the identified impacts. Specifically, these are: 1) Street Use Ordinance (watering streets to suppress dust, obstruction of the pedestrian right-of-way during construction, construction along the street right-of-way); 2) Building Code (construction measures in general); and 3) Stormwater, Drainage and Grading Code (temporary soil erosion). Compliance with these applicable codes and ordinances will be adequate to achieve sufficient mitigation and further mitigation by imposing specific conditions is not necessary for these impacts.

Earth

In compliance with Director's Rule 3-93, "Requirements for Permitting Construction in Potential Slide Areas," the applicant submitted the above-identified geotechnical report. Construction in compliance with the geotechnical consultant's conclusions and recommendations will adequately mitigate expected earth impacts. Such compliance will be required in association with building permit review. No further mitigation in this regard pursuant to SEPA is warranted.

Construction Noise

The limitations of the Noise Ordinance are likely to be adequate to mitigate potential noise impacts.

Long-term Impacts

Potential long-term impacts that may occur as a result of this project include: 1) increased surface water runoff from greater site coverage by impervious surfaces; 2) increased bulk and scale on the site; 3) increased traffic and parking demand due to additional employees and visitors with the proposed uses; 4) minor increase in airborne emissions resulting from additional traffic; 5) minor increase in ambient noise due to increased human activity; 6) increased demand on public services and utilities; 7) increased light and glare; and 8) increased energy consumption. These long-term impacts are not considered significant because the impacts are minor in scope.

The long-term impacts are typical of this type of development and will be mitigated by the City's adopted codes and/or ordinances. Specifically these are: Stormwater, Grading and Drainage Control Code (storm water runoff from additional site coverage by impervious surface); Land Use Code (aesthetic impacts, height, setbacks, parking); and the Seattle Energy Code (long-term energy consumption).

The other impacts not noted here as mitigated by codes or conditions (increased ambient noise; increased demand on public services and utilities; increased airborne emissions; increased light and glare) are not sufficiently adverse to warrant further mitigation by condition.

DECISION

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(c).
- [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(c).

Non-Appealable Zoning Condition

Plan pages A1 and A4 are presently too lightly printed to be microfilmed. They shall be reprinted in bold, microfilmable line, and the new plan pages shall replace the existing pages in all plan sets.

CONDITIONS - SEPA

None.

Signature: _____ (signature on file) Date: _____ August 30, 2004

Paul Janos, Land Use Planner
Department of Planning and Development